

PUBLIC HEARING - KIMBERLY CARMEN/DEREK SYKES – OFFICE/CAR LOT – 1299 ROUTE 5 WEST AND 1031 TUSCARORA ROAD – BUSINESS ZONE – SPECIAL USE PERMIT- SLB 48.7-1-8 – JUNE 1, 2021

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Excused: John Ceresoli

Mr. Sykes appeared before the Board requesting a special use permit to allow an office and truck sales at the corner of Tuscarora Road and Route 5. Mr. Sykes would like to display 5 to 6 cars/trucks on the lot for sales by appointment only, mostly diesel and pickup trucks. He will also have an office for paperwork. The entrance will be off Tuscarora Road.

Chet Williams – Tuscarora Road - concerned about hours (appointments only) and questioning what entrance will be used (Tuscarora Road). Where will snow be deposited? Mr. Sykes stated it will go to the rear of the building. Mr. Sykes plans to pave the lot.

No one else spoke for or against this special use permit application for car sales.

A motion was made by Dave Allen and seconded by Sherry Menninger to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – JUNE 1, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

Excused: John Ceresoli

A motion was made by Paul Jasek and seconded by Dave Allen to accept the minutes of the May 4, 2012 meeting. All in favor.

KIMBERLY CARMEN/DEREK SYKES – OFFICE/CAR LOT – 1299 ROUTE 5 WEST AND 1031 TUSCARORA ROAD – BUSINESS ZONE – SPECIAL USE PERMIT- SLB 48.7-1-8 –

The Board received recommendation from Madison County Planning and they returned this action for local determination.

Mr. Park explained that this piece of property has had several businesses over the years. There is a concern regarding the corner of the property where Route 5 and Tuscarora meet. This has been a problem for years.

The Board would like to see no more than six or seven parking spaces for vehicles.

Mr. Sykes says that he will pave the parking lot including the point if the State agrees. However, due to possible runoff with blacktop, Mr. Sykes stated that he would pave to the point and then use shrubbing or mulch. No repairs onsite, sign attached to building, hours by appointment

A conditional motion was made by Sherry Menninger and seconded by Dave Allen to accept this special use permit for an office and car lot sales at 1299 Tuscarora Road.

Final approval will be granted with the contingencies as stated below:

- Six parking places for saleable vehicles depicted on the site plan
- Concrete curbing installed as per site plan (one per above space)
- Access to property limited to Tuscarora entrance
- Off-lighted advertising sign limited to front of office building
- Weeds on front point must be eliminated

- The community “gate-way” point must be landscaped with stone, mulch or some suitable permeable material that will enhance the appearance of the area
- Low-lying perennials or seasonal containers of annuals must be installed and maintained in this area
- Not required, but greatly appreciated, would be the installation of asphalt paving

All in favor.

RONALD SLAGHT- WHITELAW ROAD – TWO LOT SUBDIVISOIN/ANNEXATION  
SLB 18.00-1-16 -, 18.00-1-16.2

Mr. Slaght appeared before the Board requesting a two- lot subdivision. He would like to add one of the lots to the other lot he now owns. The map is dated 5/23/21. Mr. Slaght would like lot #1 of 1.25 acres separated from the remainder of that lot which is 3.7acres. He will add the 3.7-acre lot to his 3 lot and the lot will now be 8.89 acres. A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board lead agency. The SEQR was reviewed and the Board made a negative declaration. The Board will schedule a hearing for July 6, 2021 at 6:45PM. All in favor.

DANA DELANCEY – 9631 HITCHCOCK POINT ROAD, BRIDGEPORT – HOME  
OCCUPATION – CHIROPRACTIC SERVICES -SLB 1.83-1-19 – ZONE MR-12

Ms. Delancey would like to open a chiropractic service in her home. She has an in-law apartment that she would like to use for her patients. She would have 6-8 patients a day. This would be a home occupation and she could only use 400 sq. ft. of her property. Signage would be affixed to the building (1x 2) sign. There would be no employees. Hours would have to be between 8 AM and 5PM.

The Town of Sullivan was declared lead agency to the SEQR form. The Board found no impact and a motion was made by Dave Allen and seconded by Paul Jasek to make a negative declaration to the SEQR and a public hearing will be scheduled for July 6, 2021 at 6:30PM. All in favor.

GARY MOSHIER – 329 BARRETT LANE, BRIDGEPORT – HOME OCCUPATION – GUN  
SALES (INTERNET) SLB

Mr. Moshier appeared before the Board requesting a special use permit for a home occupation to sell firearms from his house but through the internet only. The only guns will be for pickup only. There will be no other guns for sale on the premises. Most guns that are sold will be shipped to the buyer.

A motion was made by Dave Allen and seconded by Sherry Menninger to declare the Town of Sullivan Planning Board lead agency to the SEQR. The hearing was waived and Mr. Mosher was granted a special use permit for internet gun sales only. This application needs to go to the County Planning Board and Mr. Moshier will return to the July 6<sup>th</sup> meeting once the County has responded. All in favor.

A motion was made by Dave Allen and seconded by Sherry Menninger to adjourn the meeting at 7:45PM. All in favor.

Respectfully submitted.